089.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,000 / 666,000
					USE VALUE:	666,000 / 666,000
					ASSESSED:	666,000 / 666,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SYLVAN JEREMY
Owner 2:	
Owner 3:	
Street 1:	16 LANSDOWNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PATTON MARLANA C -
Owner 2:	-
Street 1:	16 LANSDOWNE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,927 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 2100 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4927.000	267,800	700	397,500	666,000
Total Card	0.113	267,800	700	397,500	666,000
Total Parcel	0.113	267,800	700	397,500	666,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.14 | /Parcel: 317.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 089.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	267,700	700	4,927.	397,500	665,900	665,900	Year End Roll	12/18/2019
2019	101	FV	266,600	700	4,927.	403,100	670,400	670,400	Year End Roll	1/3/2019
2018	101	FV	266,600	700	4,927.	300,900	568,200	568,200	Year End Roll	12/20/2017
2017	101	FV	266,600	700	4,927.	272,500	539,800	539,800	Year End Roll	1/3/2017
2016	101	FV	266,600	700	4,927.	261,200	528,500	528,500	Year End	1/4/2016
2015	101	FV	250,000	700	4,927.	221,400	472,100	472,100	Year End Roll	12/11/2014
2014	101	FV	250,000	700	4,927.	210,100	460,800	460,800	Year End Roll	12/16/2013
2013	101	FV	250,000	700	4,927.	199,900	450,600	450,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7204

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATTON MARLANA	71852-380	1	11/6/2018		699,000	No	No		
JONES JONATHAN	66126-481		9/25/2015	Convenience	99	No	No		
JOHNSON STEVEN/	31972-74		10/30/2000		352,000	No	No	4	
ROBERTS TROY/ET	26770-456		10/25/1996		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2015	1583	Re-Roof	6,500					
1/29/2002	47	Redo Kit	16,700	C				NEW KITCHEN,WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
3/30/2009	Measured	345	PATRIOT
2/8/2001	MLS	MM	Mary M
1/24/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4927		Sq. Ft.	Site		0	70.	1.15	5									397,468						397,500	

Total AC/HA: 0.11311 | Total SF/SM: 4927 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 397,468 | Spl Credit | Total: 397,500

User Acct

56263

GIS Ref

GIS Ref

Insp Date

11/07/18

!7204!

PRINT

Date	Time
12/10/20	21:52:11

LAST REV

Date	Time
09/26/19	15:43:33

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	56263
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	143.168
Other Features:	86750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363792
Depreciation:	96041
Depreciated Total:	267751

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

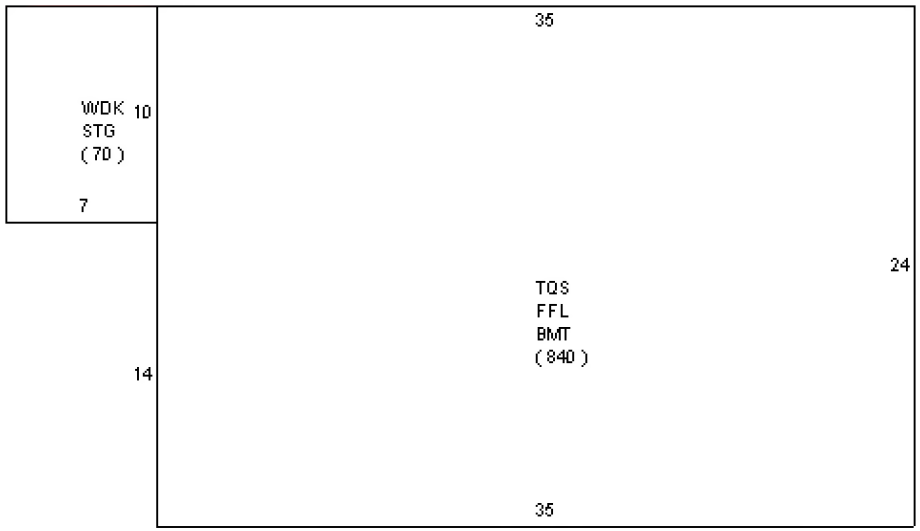
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	143.17
Special Features:	0	Val/Su Net:	109.31
Final Total:	267800	Val/Su SzAd	182.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	77.180	64,828
FFL	First Floor	840	143.170	120,261
TQS	3/4 Story	630	143.170	90,196
STG	Storage	70	8.950	626
WDK	Deck	70	16.160	1,131

Net Sketched Area: 2,450 | Total: 277,042

Size Ad 1470 | Gross Are 2660 | FinArea 2100

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	V	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	100	G	GD	2005	7.50	T	8.4	101			700			700

More: N | Total Yard Items: 700 | Total Special Featues: | Total: 700

IMAGE

AssessPro Patriot Properties, Inc